

# \$619,900 - 23 Wolf Hollow Way Se, Calgary

MLS® #A2246013

**\$619,900**

3 Bedroom, 3.00 Bathroom, 1,729 sqft

Residential on 0.07 Acres

Wolf Willow, Calgary, Alberta

This stunning former showhome in Wolf Willow offers 1,800 sq. ft. of elegant living space with high-quality finishes. Enjoy luxury vinyl plank flooring on the main level, complemented by 9-foot ceilings and upgraded light fixtures. The modern kitchen features quartz countertops, upgraded stainless steel appliances, a tiled backsplash, and a dramatic central island with an eating bar, all bathed in sunlight in the inviting dining area. The upper floor boasts three spacious bedrooms, a bonus room, a conveniently located laundry room, and two full bathrooms. The unfinished basement provides ample storage or the perfect opportunity for customization. Outside, you'll find two parking pads in the backyard. Located just steps from Fish Creek Park and nearby various amenities, including shopping centers, a movie theatre, grocery stores, coffee shops, and popular restaurants, this home offers easy access to major routes and is only a 30-minute drive to downtown. Whether you're a first-time homebuyer or an investor, this property is a fantastic opportunity!

Built in 2019

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2246013  |
| Price     | \$619,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,729       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 23 Wolf Hollow Way Se |
| Subdivision | Wolf Willow           |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 0M7               |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Window Coverings                                               |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | None                                                                                                                        |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | None                                            |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, City Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 7                |
| Zoning         | R-G              |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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